

**CENTRAL LOS ANGELES AREA PLANNING COMMISSION
REGULAR MEETING AGENDA
TUESDAY, NOVEMBER 14, 2017, AFTER 4:30 P.M.
CITY HALL, 10TH FLOOR
200 NORTH SPRING STREET
LOS ANGELES, CA 90012**

Jennifer Chung-Kim, President
Oliver DeGado, Vice-President
Kimberly Chemerinsky, Commissioner
Lys Mendez, Commissioner
Vacant, Commissioner

Vincent P. Bertoni, AICP, Director
Kevin J. Keller, AICP, Executive Officer
Lisa M. Webber, AICP, Deputy Director

Renee Glasco, Commission Executive Assistant I
(213) 978-1128

POLICY FOR DESIGNATED PUBLIC HEARING ITEM

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration on the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AT THE MEETING AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT.**

Written submissions are governed by Rule 4.3 of the Central Los Angeles Area Planning Commission Rules and Operating Procedures. All submissions after 3:00 p.m. Thursday before the Commission meeting, up to and including the day of the meeting, are limited to two (2) pages plus accompanying photographs, and must include the case number and agenda item number on the first page. 12 hard copies must be submitted to the Commission Executive Assistant the day of the meeting. Electronic submissions will not be accepted within this time period.

Non-complying submissions. Submissions that do not comply with these rules will be stamped "**File Copy. Non-complying Submission.**" Non-complying submissions will be placed into the official case file, but they will not be distributed to or considered by the Commission, and will not be included in the official administrative record for the item at issue.

To ensure that the Commission has ample opportunity to review written materials, members of the public who wish to submit written materials on agenda items should submit them to the Commission office, 200 North Spring Street, Room 532, Los Angeles, CA 90012, at least 10 days prior to the meeting at which the item is to be heard in order to meet the mailing deadline. **Note:** Materials received after the mailing deadline will be placed in the official case file.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **If a Commission meeting is cancelled or adjourned due to lack of quorum, all remaining items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **seven (7) days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing mentioned here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. **If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6.** There may be other time limits which also affect your ability to seek judicial review.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, AND DRAFT and ADOPTED MINUTES are available on line at <http://planning.lacity.org>, by selecting "Commissions & Hearings", "Central", under the specific meeting date. The Draft Minutes under Item 2C will also be available on the day of the meeting. Meeting Minutes are also available to the public at the Commission Office, 200 North Spring Street, Room 532, Los Angeles, from 8:00 a.m. to 4:00 p.m. Monday through Friday.

1. **DEPARTMENTAL REPORT**

Items of interest.

2. **COMMISSION BUSINESS**

- Advanced Calendar
- Commission Requests
- Approval of the Minutes – September 26, 2017

3. **NEIGHBORHOOD COUNCIL**

Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

4. **GENERAL PUBLIC COMMENT**

The Commission shall provide an opportunity in open meetings for the public to address it **on non-agenda items**, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission. This requirement is in addition to any other hearing required or imposed by law. Persons wishing to speak during Public Comment must complete and submit a speaker's request form to the Commission Executive Assistant prior to the commencement of the Public Comment period.

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject at the discretion of the Commission President.

5. **RECONSIDERATIONS**

5a. **MOTIONS TO RECONSIDER** - The Commission may make a motion to reconsider a Commission Action on any agenda items from its previous meeting, consistently with the Commission Rule 9.3, provided the Commission retains jurisdiction over the matter.

5b. **MERITS OF ANY ITEM THE COMMISSION HAS VOTED TO RECONSIDER** - If a majority of the Commission has approved a motion to reconsider a Commission Action, the Commission may address the merits of the original Commission Action.

6. **TT-74883-CN-1A**

CEQA: ENV-2017-1261-CE
Plan Area: Hollywood

Council District: 5 – Koretz
Last Day to Act: 11-14-17
Continued from: 10-10-17

PUBLIC HEARING REQUIRED

PROJECT SITE: 829 North Martel Avenue

PROPOSED PROJECT:

Demolition of an existing duplex; and the construction, use and maintenance of a three-story, five-unit condominium with subterranean parking containing 12 residential parking spaces and one (1) guest parking space, on a lot that is 7,013.2 square feet in size for a total building height of 32-feet, 6 inches.

APPEAL:

Appeal of the Deputy Advisory Agency's determination to approve a Tentative Tract for the construction, use and maintenance of a three-story, five-unit condominium with subterranean parking containing 12 residential parking spaces and one (1) guest parking space, with an adjustment in height from 30 feet to 32 feet, 6 inches on a lot that is 7,013.2 square feet in size; and an appeal of the Categorical Exemption pursuant to Section 15332 of the CEQA State Guidelines as the environmental clearance for the project.

Applicant: Dan Lamy, Martel, LLC

Appellant: Lucille Saunders, La Brea Willoughby Coalition

Staff: Jason Hernandez, Planning Assistant
jason.hernandez@lacity.org
(213) 978-1276

Kevin Golden, Deputy Advisory Agency

7. **AA-2016-3648-PMLA-CC-1A**

CEQA: ENV-2016-3649-CE
Plan Area: Wilshire

Council District: 5 - Koretz
Last Day to Act: 11-14-17
Continued from: 10-10-17

PUBLIC HEARING HELD – October 10, 2017

PROJECT SITE: 121 North Sycamore Avenue

PROPOSED PROJECT:

A Preliminary Parcel Map for the conversion of a 4-unit apartment building into a 4 condominium.

APPEAL:

Appeal of the Deputy Advisory Agency's determination to approve a Preliminary Parcel Map on for the conversion of a 4-unit apartment building into 4 condominium and an appeal of the Categorical Exemption, pursuant to Section 15332 of the CEQA State Guidelines, as the environmental clearance for the project.

Applicant: Moshe and Chaya Silber

Representative: Joseph Pazcoguin; Nichole Kuklok-Waldman

Appellants : Sylvie Shain; Francisco Vargas; Stormy Sacks and Christopher Cloutier; Gideon Lockspeiser and Lisa Amsterdam **(4 appeals)**

Staff: Ruben Vasquez, Planning Assistant
ruben.c.vasquez@lacity.org
(213) 978-1741

Kevin Golden, Deputy Advisory Agency

8. **DIR-2015-3031-BSA-1A** Council District: 4 - Ryu
CEQA: N/A Last Day to Act: 11-14-17
Plan Area: Hollywood

PUBLIC HEARING REQUIRED

PROJECT SITE: 1410 North Tanager Way

SUBJECT:

The hearing involves the presentation of, and request for action by the Commission consistent with a court-issued writ in *Samatas v. City of Los Angeles*, Los Angeles Superior Court Cars No. BS164400.

The writ commands the Central Los Angeles Area Planning Commission to "set aside and invalidate the APC's written determination, dated July 12, 2016, that overturned the written determination of the Director of Planning, dated April 13, 2016, that the City of Los Angeles Department of Building and Safety erred "and abused its discretion in issuing building permits for a 13,755 square-foot home (the "project") located at 1410 N. Tanager Way, based on an inaccurate slope band analysis used to determine the residential floor area for the Project.

Applicant: Tanager NK, LLC
Appellant #1: Tanager NK, LLC
Representative: Daniel Freedman, Jeffer Mangels Butler & Mitchell LLP

Appellant #2: James Samatas and Randell Guy Whitten
Representative: Jack H. Rubens, ESQ., Sheppard, Mullin, Richter & Hampton LLP

Staff: Fernando Tovar, Associate Zoning Administrator
fernando.tovar@lacity.org
(213) 978-1303

The next regular meeting of the Central Los Angeles Area Planning Commission
will be held at **4:30 p.m. on Tuesday, November 28, 2017** at

City Hall
200 North Spring Street, 10th Floor Conference Room
Los Angeles, California 90012

An Equal Employment Opportunity/Affirmative Action Employer as a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Language interpreters, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCCENTRAL@lacity.org.